GREENE COUNTY RATIO STUDY REPORT
September 15, 2011

COUNTY SUMMARY				
PROPERTY CLASSIFICATION	ASSESSED VALUE	PROPERTY CLASS RATIO	ESTIMATED MARKET VALUE	TOTAL COUNTY RATIO
REAL ESTATE (RESIDENTIAL)	247,674,268	19.23	1,287,957,712	
REAL ESTATE (COMMERCIAL)	77,920,400	19.32	403,314,700	
REAL ESTATE (VACANT)	9,138,980	20.00	45,694,900	
TOTAL REAL ESTATE	**334,733,648**		**1,736,967,312**	
REAL ESTATE AGRICULTURAL VALUE	30,114,820	20.00	150,574,100	
PERSONAL (AUTO/OTHER)	51,041,365	19.71	259,000,980	
BUSINESS PERSONAL	70,939,255	20.00	354,696,275	
GRAND TOTAL	486,829,088		2,501,238,666	19.46

OVERALL RATIO STUDY						
PROPERTY CLASSIFICATION		Parcels	Median Ratio	Lower Bound	Upper Bound	COD
REAL ESTATE	RESIDENTIAL IMPROVED	638	19.23	19.13	19.40	9.22
	COMMERCIAL IMPROVED	51	19.32	18.36	20.46	18.50
	VACANT LAND	66	20.00	15.00	20.00	30.37
AGRICULTURAL		101	20.00	20.00	20.00	0.55
PERSONAL (AUTO/OTHER)		30	19.71			
BUSINESS PERSONAL		27	20.00	20.00	20.00	4.40

Greene County is out of compliance with ratio standards for the coefficient of dispersion (COD) parameter for vacant lands.

RATIO STUDY BY MARKET AREA

MARKET AREA	PROPERTY CLASSIFICATION	Parcels	Median Ratio	Lower Bound	Upper Bound	COD
CO-1	RESIDENTIAL IMPROVED	13	19.47	16.81	20.75	8.08
	VACANT LAND	7	15.00	6.25	20.17	28.89
CO-2	RESIDENTIAL IMPROVED	45	17.51	17.16	19.58	13.27
	VACANT LAND	22	22.55	14.95	28.00	29.85
CO-3	RESIDENTIAL IMPROVED	15	20.63	19.22	21.39	10.03
	VACANT LAND	5	20.00	11.11	24.88	13.76
CO-4	RESIDENTIAL IMPROVED	10	19.68	17.17	23.08	10.19
	VACANT LAND	3	14.00	7.38	20.00	30.04
PA-1	RESIDENTIAL IMPROVED	88	19.60	18.49	20.31	12.29
	VACANT LAND	9	15.00	10.00	30.00	45.93
PA-2	RESIDENTIAL IMPROVED	52	19.04	18.15	20.33	11.09
	VACANT LAND	1	20.00	0.00	0.00	0.00
PA-3	RESIDENTIAL IMPROVED	143	19.20	19.00	19.46	5.83
	VACANT LAND	5	20.00	8.00	22.86	26.86
PA-4	RESIDENTIAL IMPROVED	202	19.20	18.89	19.59	9.43
	VACANT LAND	8	15.75	5.33	32.50	48.04
PA-5	RESIDENTIAL IMPROVED	22	19.79	18.90	20.38	5.61
	VACANT LAND	2	15.50	10.38	20.63	33.02
PA-6	RESIDENTIAL IMPROVED	48	19.54	19.14	20.50	6.85
	VACANT LAND	2	17.71	15.42	20.00	12.94
CM-1	RESIDENTIAL IMPROVED	0				
	VACANT LAND	2	22.26	16.80	27.71	24.52

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RATIO STUDY BREAKDOWNS

RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
RATIOS BY CITY										
Lafe	0		1	20.00	0		0		0	
Marmaduke	11	20.32	2	15.56	0		0		0	
Oak Grove	10	19.68	3	14.00	0		0		0	
Paragould	555	19.27	29	20.00	46	19.33	0		27	20.00
Rural	62	18.62	31	20.00	5	19.32	101	20.00	0	

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RATIO STRATIFICATION	RESIDENTIAL IMPROVEMENTS		VACANT LANDS		COMMERCIAL/IND IMPROVEMENTS		AGRICULTURAL		BUSINESS PERSONAL	
	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO	PARCELS	RATIO
RATIOS BY SCHOOL										
Greene County Tech	324	19.31	29	20.00	19	19.53	46	20.00	8	20.00
Marmaduke	14	20.47	5	20.00	0		13	19.99	0	
NE Ark S1	300	19.18	32	16.11	32	19.23	41	20.00	19	20.00
Clay County Central	0		0		0		1	20.00	0	

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OTHER REAL ESTATE ANALYSIS

VALIDATION CODES	
Validation Code	Count
<BLANK>	26,999
AL	263
AS	2
CH	21
CS	11
CT	35
CV	32
DT	3
ES	12
FD	34
FI	124
GO	17
MH	4
MU	33
NM	4
PI	18
PP	1
RL	78
TR	1
UV	1,014
VS	753

Eligible for Use in Real Estate Ratio Study

PROPERTY TYPE CODES	
Property Type Code	Count
AI	2,640
AV	6,767
CI	1,096
CV	261
EX	1,349
II	25
IV	8
MH	1,516
MN	811
PS	46
RI	11,696
RV	3,244

Eligible for Use in Real Estate Ratio Study

DEED TYPE CODES	
Deed Type Code	Count
<BLANK>	26,991
SWD	151
WD	2,669

Eligible for Use in Real Estate Ratio Study

# considered invalid	689
% of total	2.34%
# eligible property type	16,330
% of total	55.43%
# eligible deed type	29,811

*Each group of frequencies presented here was calculated immediately preceeding the filtering process for that parameter.

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Real Estate Neighborhoods & Market Areas

Residential Improved

# of total parcels	11,696
# of sold parcels	1,093
# of Neighborhoods	0
Avg # of parcels per neighborhood	N/A
Avg # of sales per neighborhood	N/A
# of Market Areas	12
Avg # of parcels per market area	975
Avg # of sales per market area	91

Vacant

# of total parcels	3,513
# of sold parcels	142
# of Neighborhoods	0
Avg # of parcels per neighborhood	N/A
Avg # of sales per neighborhood	N/A
# of Market Areas	15
Avg # of parcels per market area	234
Avg # of sales per market area	9

Commercial Improved

# of total parcels	1,121
# of sold parcels	117
# of Neighborhoods	0
Avg # of parcels per neighborhood	N/A
Avg # of sales per neighborhood	N/A
# of Market Areas	11
Avg # of parcels per market area	102
Avg # of sales per market area	11

*Market Area counts and Neighborhood counts are based on distinct codes presented in the county data extract. These counts may not truly represent actual market areas and/or neighborhoods if the appraiser used combinations of these codes.

*Counts are based on data before statistical trimming takes place for the ratio study.

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Sold vs. Unsold Analysis
(Real Estate)

		Parcel Count	% Change	Difference	Significance Level	Comments
Residential Improved	Unsold	9,631	-0.59%			
				-0.83%	0.000	No significant difference found between sold and unsold parcels.
	Sold	730	0.24%			
Vacant Land	Unsold	3,026	1.07%			
				-1.53%	0.498	No significant difference found between sold and unsold parcels.
	Sold	76	2.60%			
Commercial Improved	Unsold	909	-1.26%			
				-2.61%	0.060	No significant difference found between sold and unsold parcels.
	Sold	82	1.35%			

*Significant difference is defined by ACD rules as at least 5% difference in percent change between sold and unsold properties AND the accompanying significance level is less than .05.

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